

Delegation meeting - Minutes

- **Date:** 14 January 2025
- **Time:** 11:00 – 12:30
- **Meeting held:** via Teams

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager), Michael Sexton (Area Planning Manager), Amy Stocks (Senior Planning Officer), Phoebe Carter (Senior Planning Officer)

Apologies:

Minutes approved by: Cllr Anna Bradnam (Chair of Planning Committee)
19.01.2025

24/04477/HFUL – 22 Larkfield Great Abington

Single storey front, side and rear extension connecting to the existing garage with part conversion of the garage to a habitable space.

Reason for Call-in Request:

Parish requested - Conversion of garage into habitable space, overdevelopment of the site, harm to the character of the surrounding area.

Key Considerations:

The Case Officer (MS) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together details of the site designations and planning history of the site.

The planning application is for householder planning permission for a single storey extension which wraps around the rear and side of the existing property, linked to the existing detached garage, together with the conversion of part of the existing detached garage to habitable accommodation. The case officer advised that the site lies within a new development located to the east of the village. It was noted that the original permission for the development included a restrictive condition relating to the conversion of the garage space, and required such conversion to require planning permission to ensure sufficient off street parking remained.

Five third party representations have been received as part of the statutory consultation, 3 objecting to the proposal, 1 neutral comment and 1 in support. No objections have also been received from any of the technical consultees.

The Parish Council and neighbour concerns regarding the overdevelopment of the site, harm to character and impact upon amenity were noted. However it was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant; nor is there a significant public interest in the scheme, and it was considered that the proposal did not raise any implications for planning policy

nor any significant planning concerns. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should not be referred to the planning committee.

Decision

Do not refer to Planning Committee

**24/04285/OUT– Four Acre Piggery Teversham Road Fulbourn Cambridgeshire
CB1 9AN**

Outline application for the erection of 1 No. self/custom build dwelling with all matters reserved.

Reason for Call-in Request:

Officer requested.

Key Considerations:

The Case Officer (AS) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together details of the site designations and planning history, on the site and on adjacent sites. The planning application is an outline application with all matters reserved, and relates to erection of 1 self / custom build dwelling. The case officer advised that the site is outside of the development boundary, and also outlined the context in terms of the neighbouring parcels of land and details of restrictive conditions on the properties in the vicinity (namely agricultural worker occupancy conditions).

The Local Highways Authority and Councils internal specialists (Environmental Health and Ecology) have been consulted as part of the assessment of the proposal and have not raised any objections to the application.

No letters of representation relating to the proposal have been received from the public consultation.

The planning application history of the site was noted, along with planning history within the wider area which was considered relevant in context. It was acknowledged that the nature, scale and complexity of the proposed development is not significant, there is no public interest in the scheme, and it was not considered there were any significant policy implications nor significant planning concerns. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should not be referred to the planning committee.

Decision

Do not refer to Planning Committee

24/04369/FUL– Land Adjacent To 155 Rampton Road

Erection of a self/custom build 3 bedroom dwelling and garage.

Reason for Call-in Request:

Officer requested.

Key Considerations:

The Case Officer (PC) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together details of the site designations and planning history, on the site and on adjacent sites. The planning application is a full planning application, and relates to erection of 1 self / custom build dwelling. The case officer advised that the site is outside of the development boundary, and also outlined the context in terms of the neighbouring parcels of land.

The Parish Council, Local Highways Authority and Councils internal specialists (Sustainability, Drainage and Ecology) have been consulted as part of the assessment of the proposal and have not raised any objections to the application.

No letters of representation relating to the proposal have been received from the public consultation.

The planning application history of the site was noted, along with planning history within the wider area which was considered relevant in context. It was acknowledged that the nature, scale and complexity of the proposed development is not significant, there is no public interest in the scheme, and it was not considered there were any significant policy implications nor significant planning concerns. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should not be referred to the planning committee.

Decision

Do not refer to Planning Committee

24/02416/FUL– 43 Church Street, Willingham

Conversion to 6 person HMO (sui generis), single storey rear extensions, addition of car parking to the rear and cycle store to the side (Retrospective).

Reason for Call-in Request:

Parish requested - Willingham Parish Council object to the application and would reiterate their previous comments: ' The application is overdevelopment of the site which is situated in a conservation area. The Council would question the need for additional staff accommodation when the building already has three rooms upstairs which should be sufficient for the size of the restaurant. Further to the previous comments made this morning objecting to the application, please note that if the officer is minded to approve the application, the council would request it is passed to committee for consideration.

Key Considerations:

The Case Officer (PC) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together details of the site designations and planning history, on the site and on adjacent sites. The site is currently occupied by a restaurant use on the ground floor with managers accommodation to the first floor. The planning application is a full planning application, and relates to the retention of a single storey rear extension, and conversion of the first floor managers accommodation to staff accommodation, plus conversion of some of the ground floor to staff accommodation.

The case officer advised that overall no restaurant space would be lost as part of the conversion, but manager accommodation would be lost to staff accommodation.

The Local Highways Authority and Councils internal specialists (Conservation, Environmental Health, Trees and Ecology) have been consulted as part of the assessment of the proposal and have not raised any objections to the application.

One letter of representation relating to the proposal has been received from the public consultation, raising concerns regarding any impacts to a tree within the site.

The Parish Councils concerns regarding overdevelopment of the site by reason of the conversion of existing accommodation to staff accommodation were acknowledged, along with the comments from the Conservation Officer regarding the proposed materials for the extension. The planning history of the site was noted, it was acknowledged that the nature, scale and complexity of the proposed development is not significant, there is limited public interest in the scheme, and it was not considered there were any significant policy implications nor significant planning concerns. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should not be referred to the planning committee.

Decision

Do not refer to Planning Committee